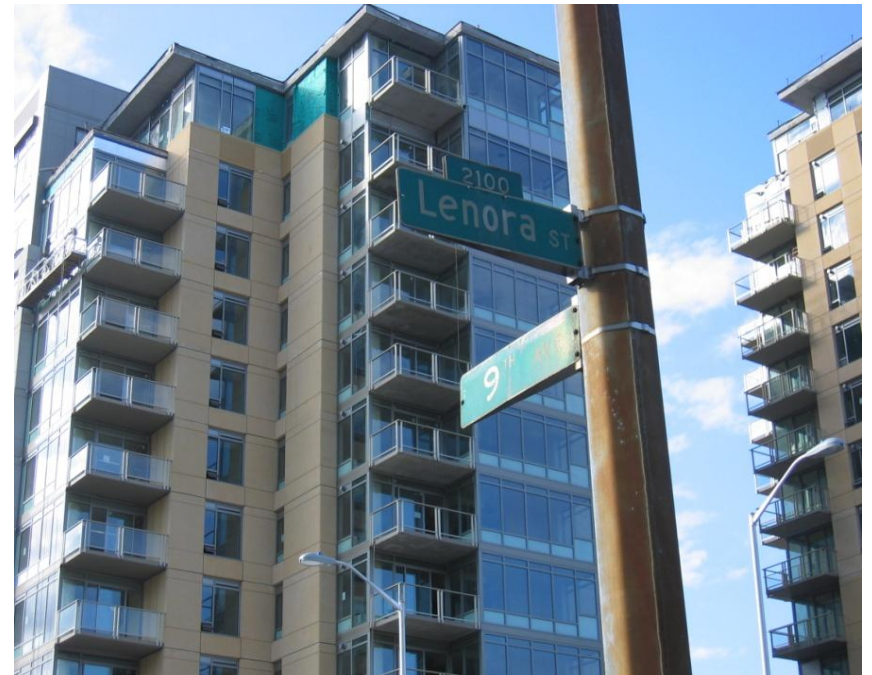


The “What” and “Why” of Downtown Development Standards

Presentation to the City
Council Committee on the
Built Environment

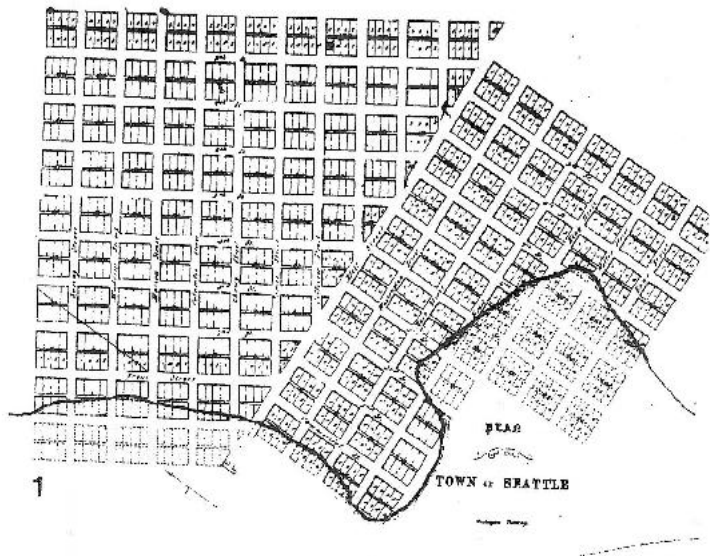
May 26, 2010

- Background information
- Overview of Downtown Development Standards proposed for Application in South Downtown



Street and platting pattern: public and private

Original platting of streets, blocks, alleys and lots is a major influence on development scale and form



POTENTIAL DEVELOPMENT SITES

FIGURE 15

- Primary Development Sites
- Secondary Development Sites
- Zoning Boundary
- Outside Study Area

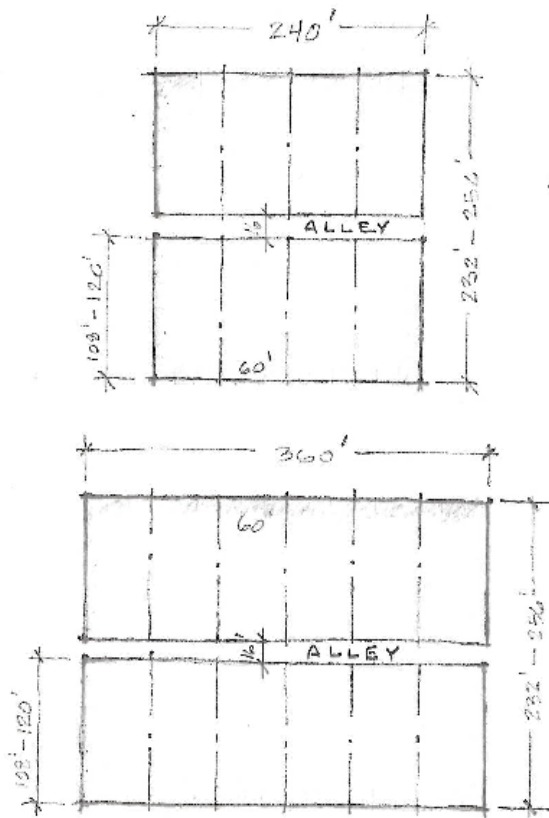
Strategic Planning Office
City of Seattle
May 20, 2002

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or merchantability, accompany this product.
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All rights reserved.

Seattle.gov/planning/fig15.pdf

Relationship between platting and development standards

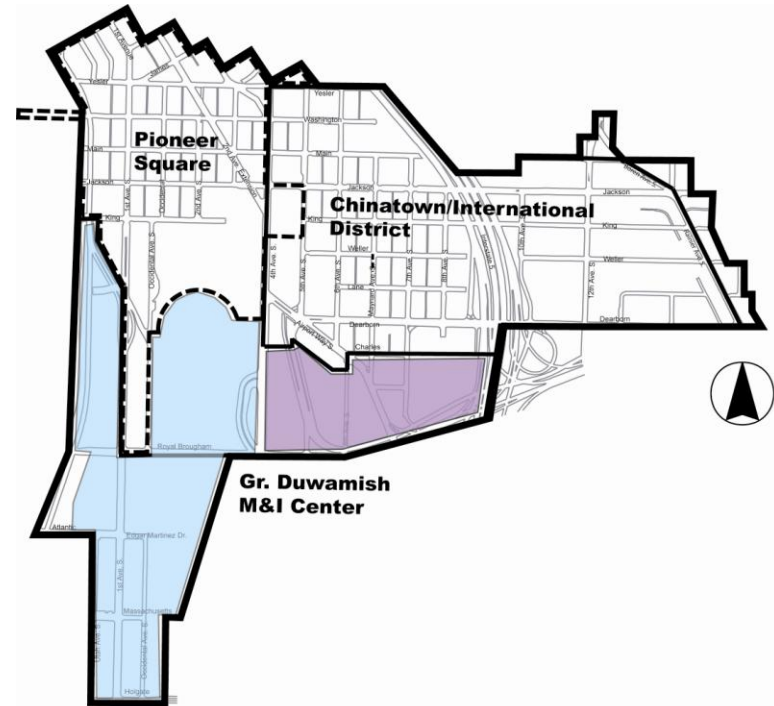
Typical block conditions
downtown



Square blocks
1.3 - 1.4 acres

Rectangular
blocks
1.9 - 2.1 acres

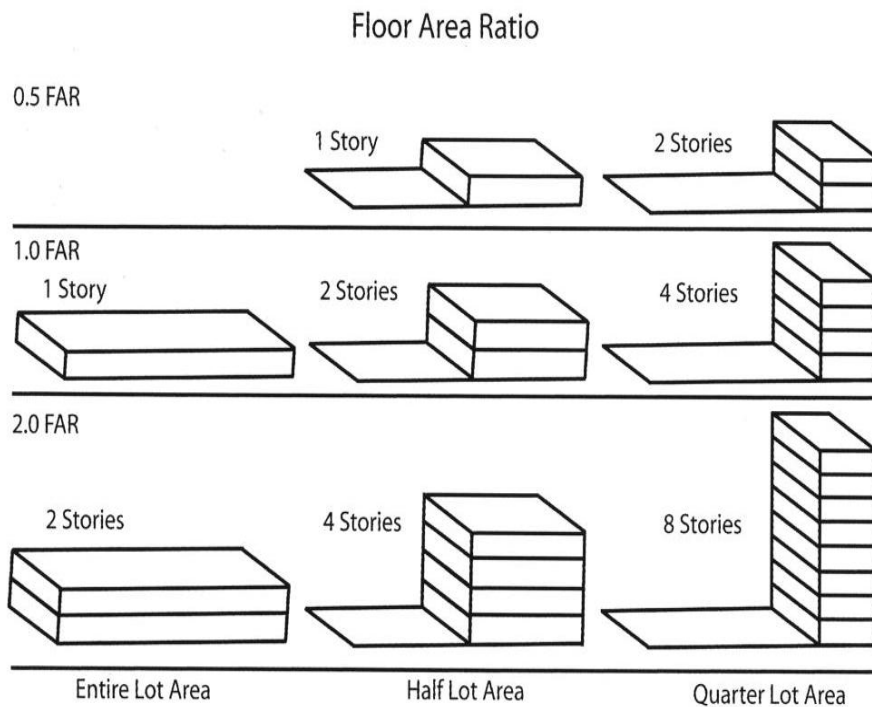
South Downtown platting includes
both typical block and lot
configurations and irregular
conditions



Regulations distinguish between residential and non-residential use

Non-residential use subject to floor area ratio (FAR) limit

IDX Tower: 14 FAR in DOC 1 zone



Residential use subject to zoning envelope defined by height and bulk limits

Residential development in DMR zone

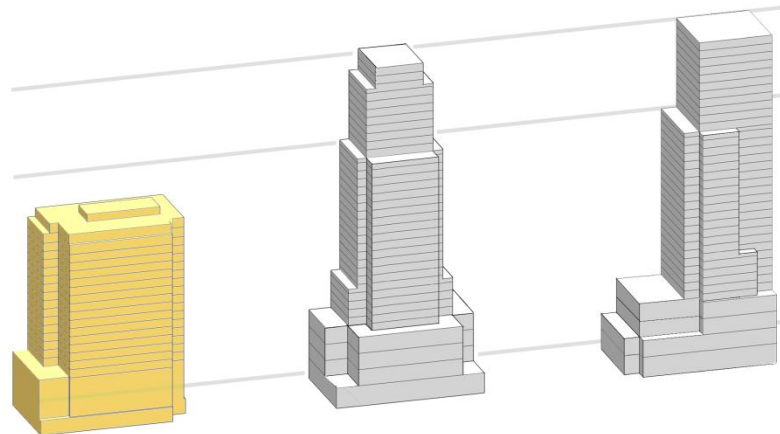
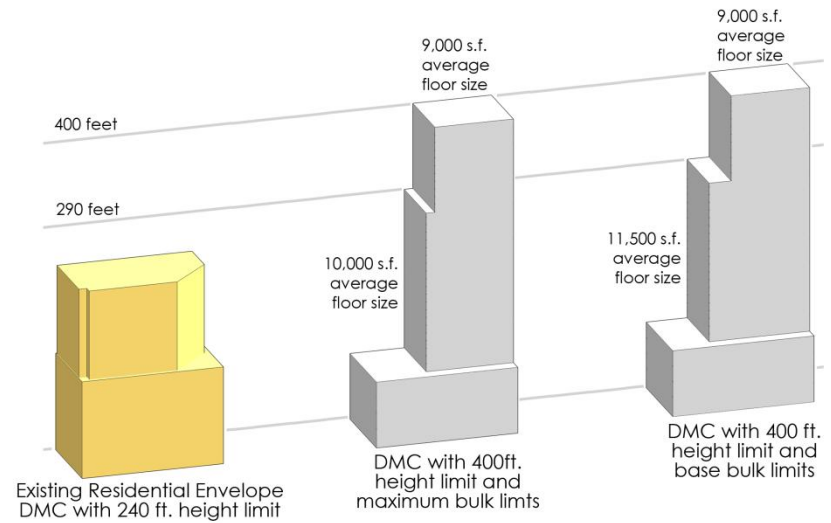
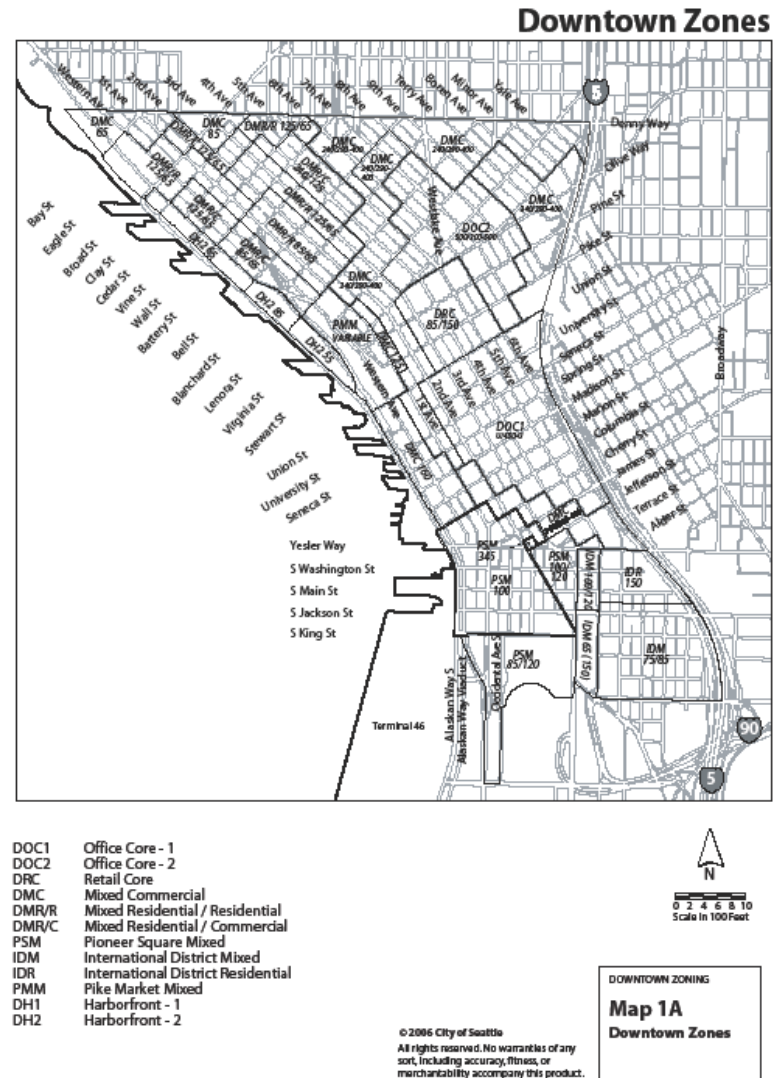


FIGURE 14.
Illustration of zoning envelopes and possible building forms, DMC 240/400 zone.

Application of Downtown Development Standards

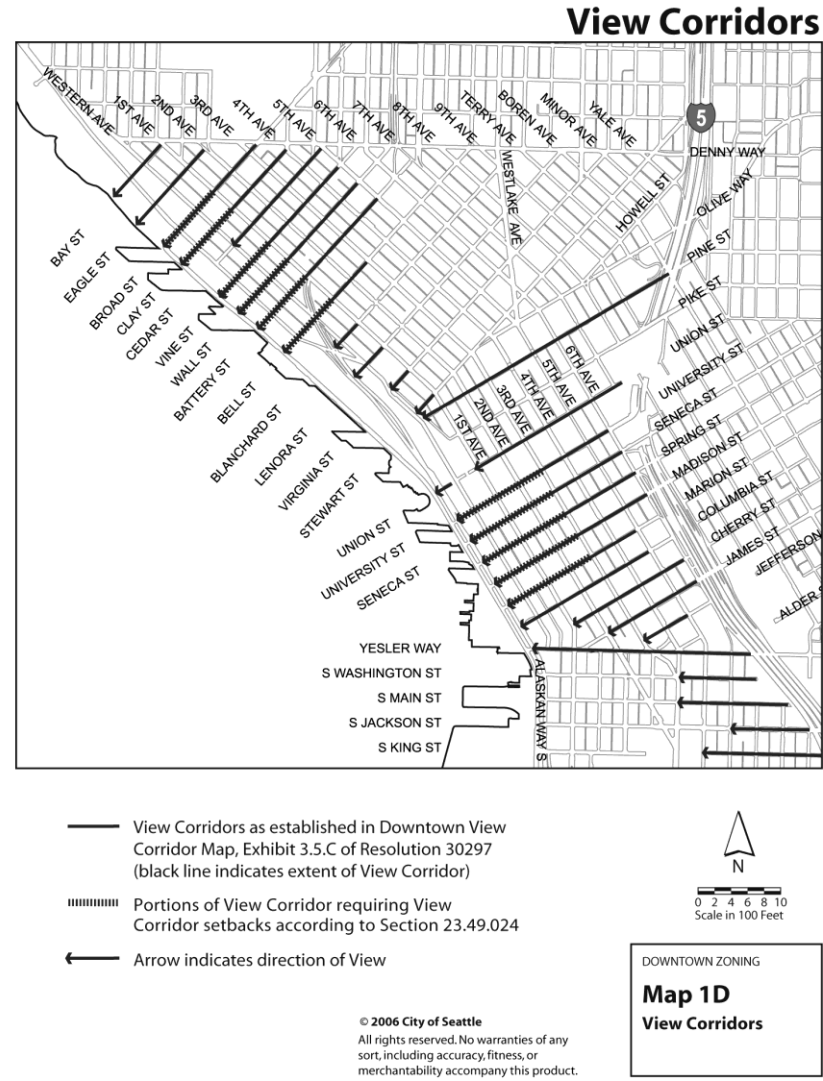
- Provisions that apply to all downtown zones
- Provisions that apply uniformly in a particular zone
- Provisions that only apply at mapped locations, or that are modified according to mapped conditions

- Street façade requirements
- Upper level development standards
- Location and screening of parking
- Overhead weather protection
- Open space for office use
- Common recreation area for residential use



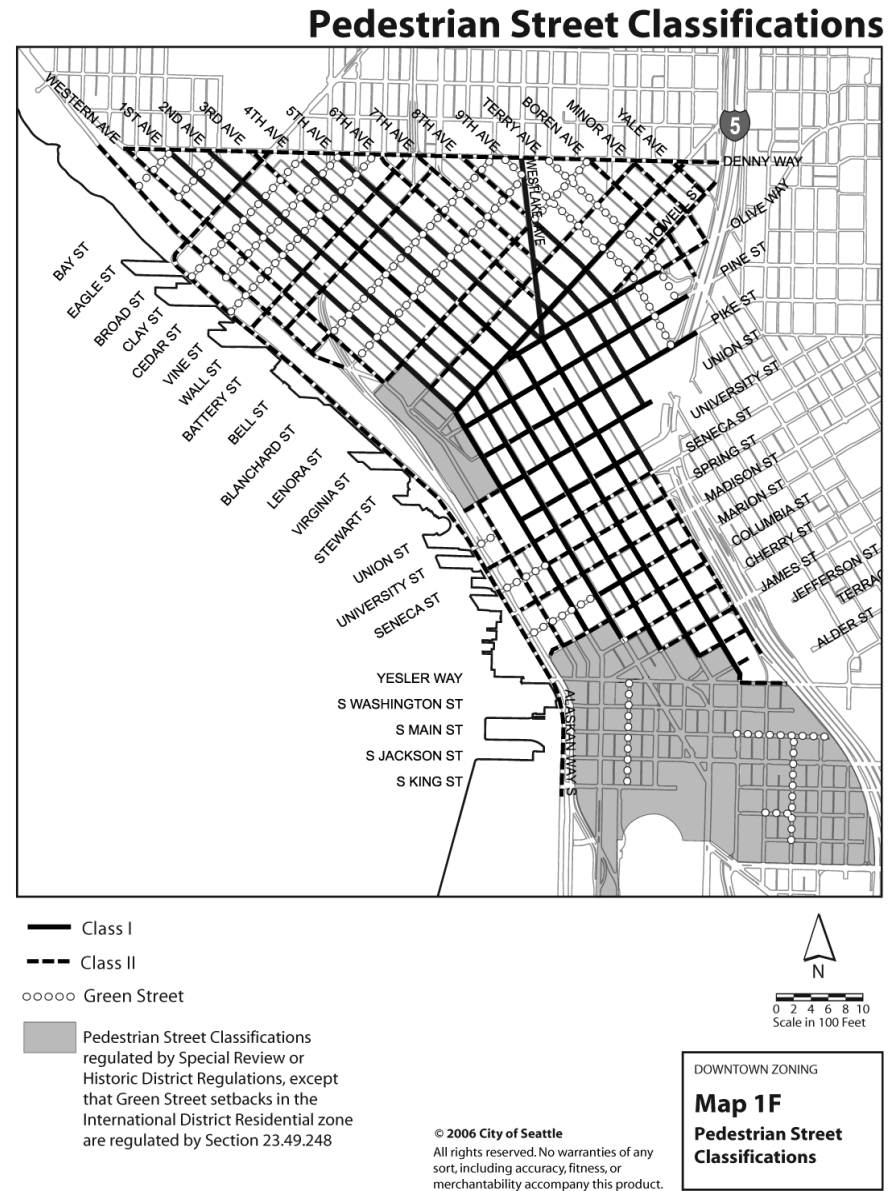
Provisions that only apply at mapped locations

- Street level use requirements
- View corridor setbacks
- Property line facades
- Green street setbacks



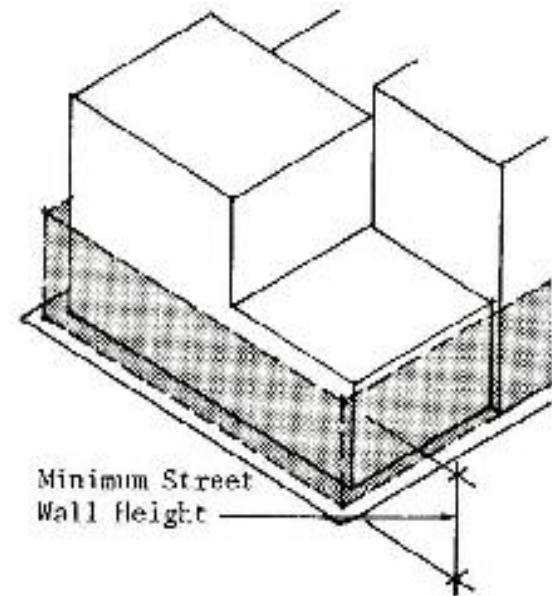
Provisions modified according to mapped conditions

- Minimum façade heights
- Street setback requirements
- Façade transparency, blank façade limits and screening
- Minimum sidewalk widths
- Access to parking
- Location of public benefit features



Addressing the pedestrian environment: Street façade development standards

- Minimum façade heights
- Street setback limits
- Street level use requirements
- Façade transparency, blank façade limits, and screening
- Overhead weather protection
- Street trees and landscaping
- Minimum sidewalk widths



GENERAL STREET WALL MINIMUM HEIGHT

Street façade standards: Minimum façade heights

Provisions vary according to
pedestrian street
classification



Street façade standards: Setback limits

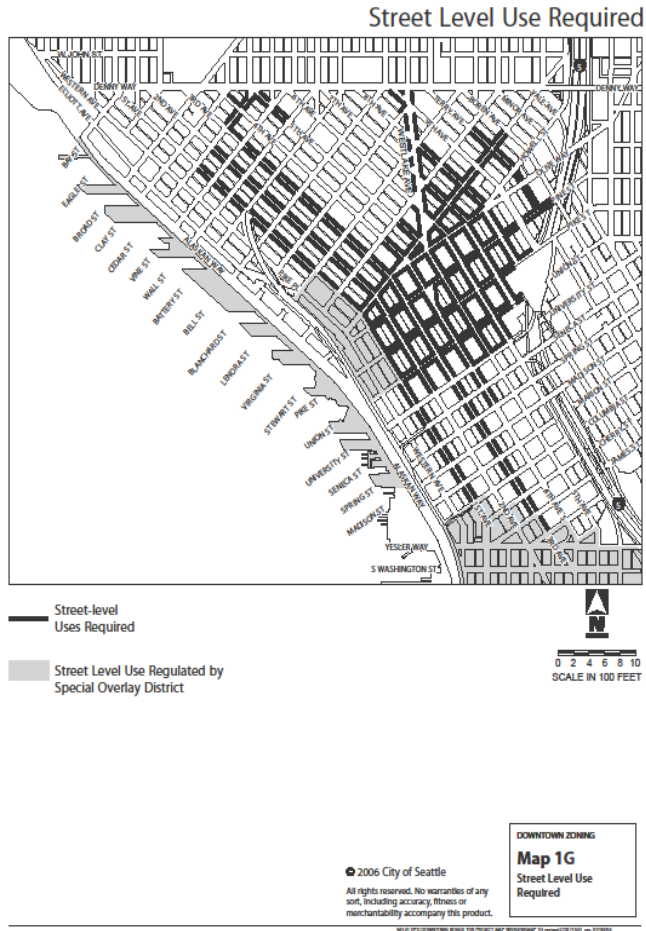
Property line facades



General setback limits



Street level use requirements

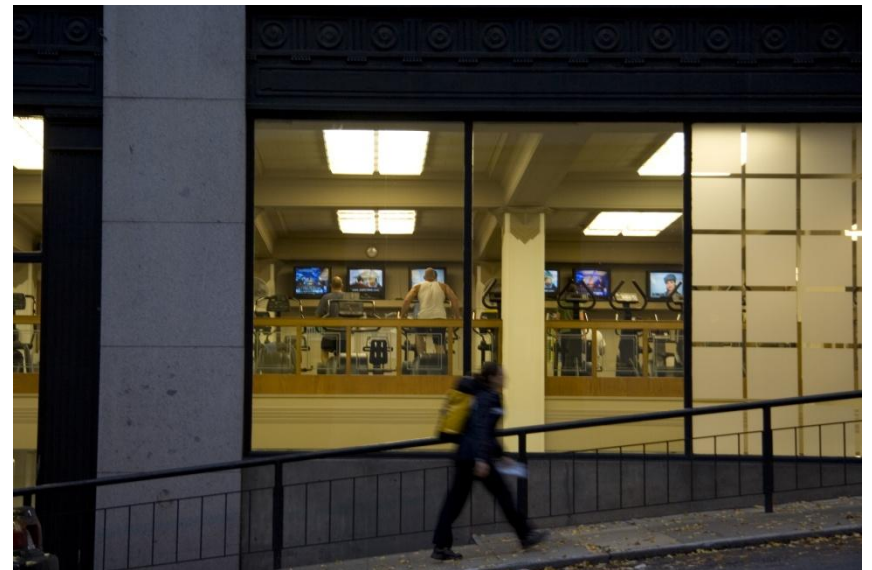


Façade transparency, blank façade limits, and screening of street level parking

Screening of parking; features providing visual interest required to interrupt blank facades



Required façade transparency at street level

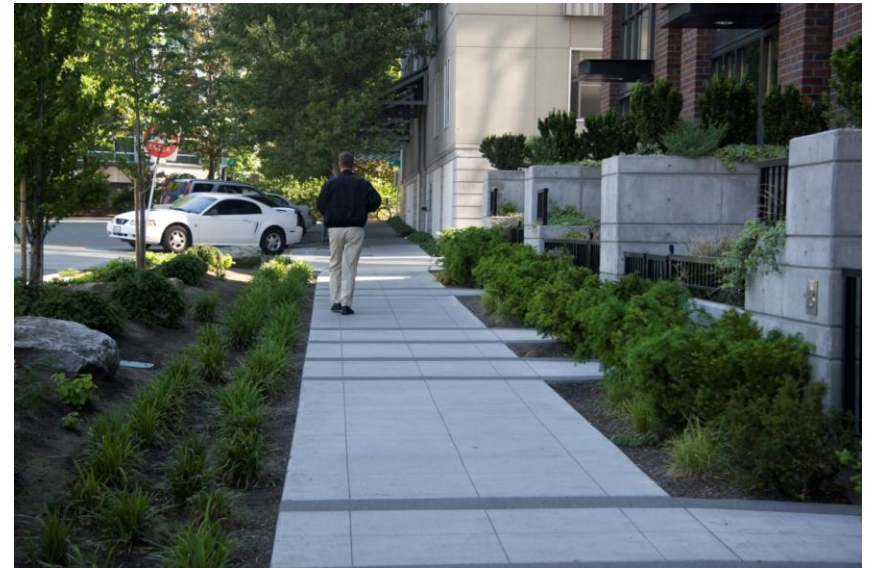


Overhead Weather Protection

Required for new development on all downtown streets



Required street trees and landscaping in sidewalk area



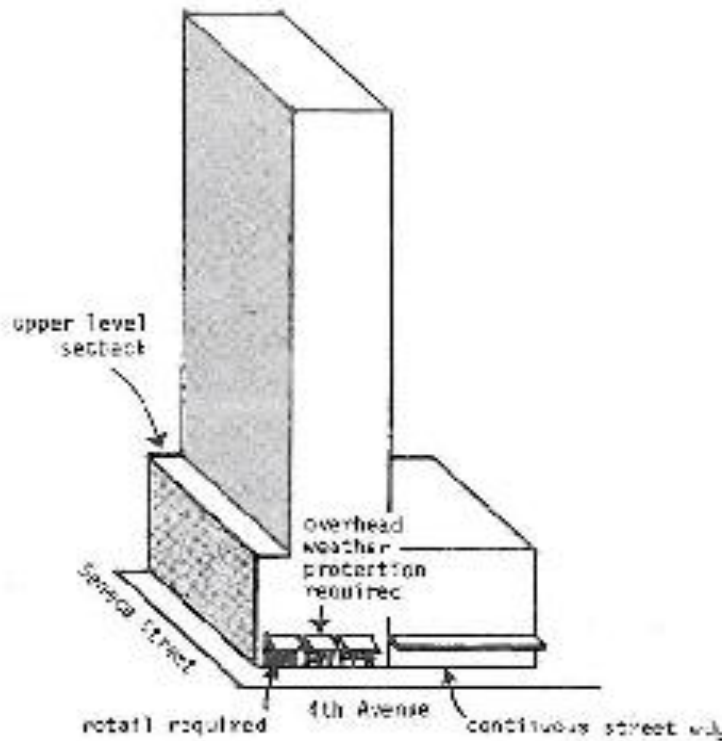
Minimum sidewalk widths

Minimum widths range between 12' to 18' according to street classification

18' minimum width on Transit/Class I Pedestrian Street



In combination, these standards guide development to promote attractive, functional streetscapes



Upper level development standards

- Façade modulation
- Floor size limits
- Upper level coverage limits
- Width and depth limits
- Tower spacing
- Upper level setbacks
- Location and screening of above grade parking



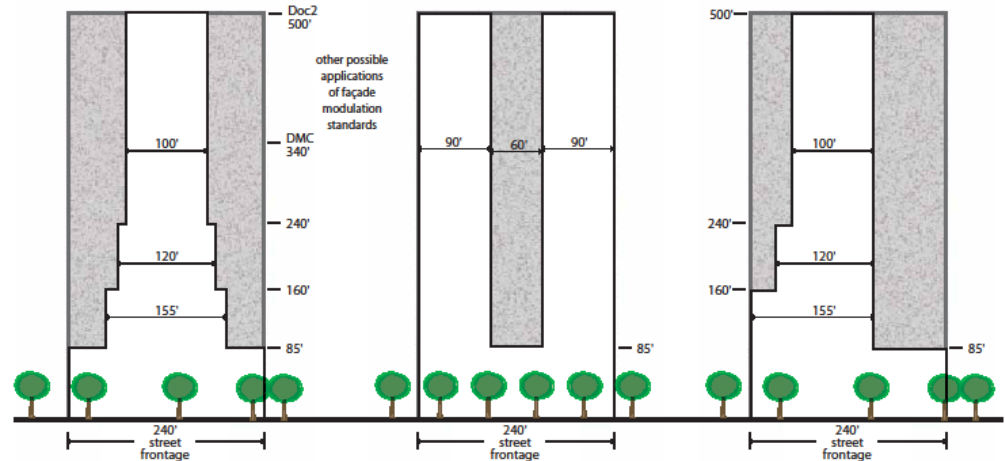
Modulation

Required for all structures up to 160' in height and non-residential structures above 160' in height.

Without modulation, structures can appear monolithic and contribute to a negative perception of the scale of development in an area.



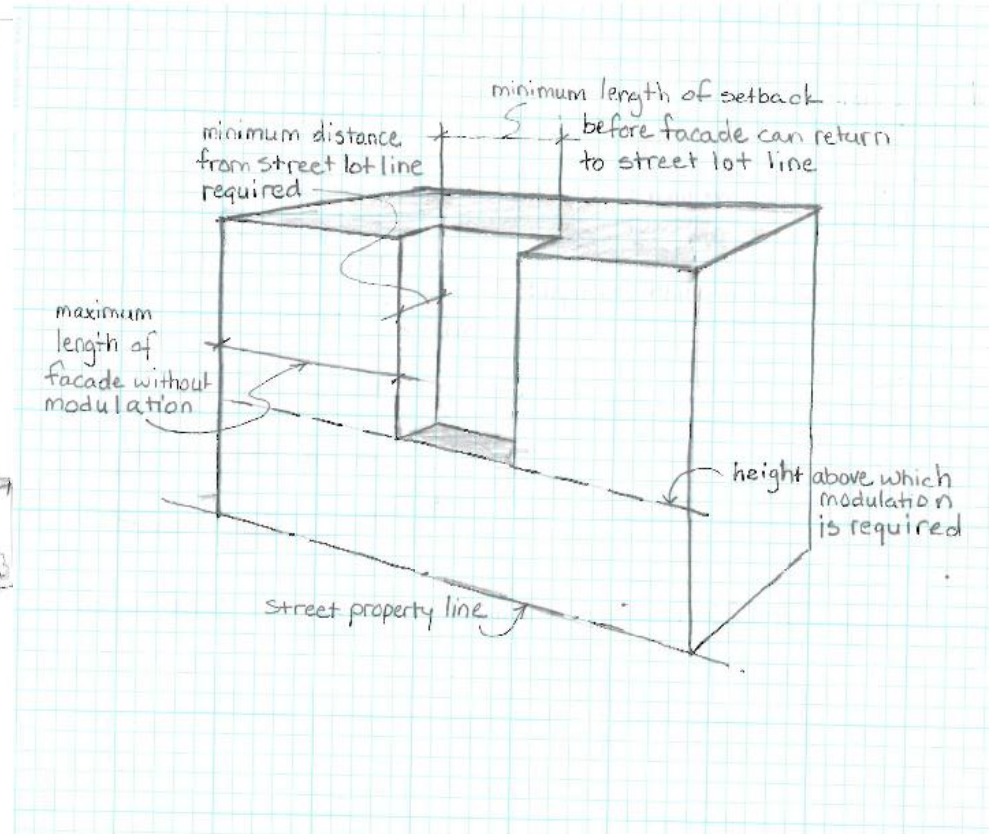
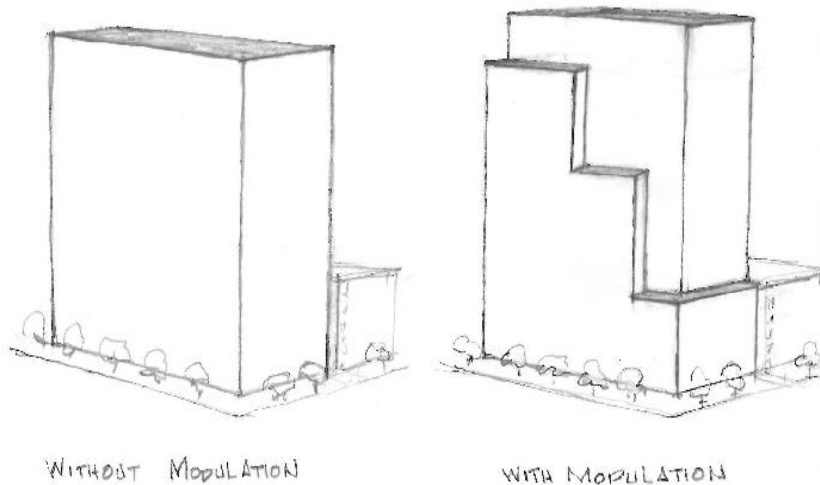
Modulation Standards



The diagram above represents possible applications of the facade modulation standards on a lot of 28,800 square feet (240' x 120'). The unshaded portions represent the envelope where the facade extends to the street property line. The shaded area represents the envelope where the facade sets back 15' from the street property line.

A 10 FAR building with large floor sizes on a site of this size in a DMC 340 zone could be accommodated below a height of 160'. On a site of the same size in a DOC2 500 zone, a 14 FAR building could be accommodated below a height of 240'.

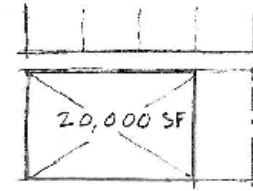
Modulation helps relieve the bulky appearance of large buildings while accommodating market requirements and flexible design



Provisions for residential towers

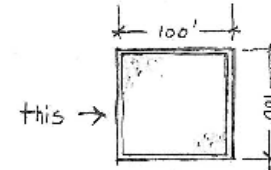
- Minimum lot size for tower
- Limits on the size of floors in the tower portion of a structure
- Maximum tower width and depth
- Limits on permitted lot coverage at specified heights

Minimum Lot Size:

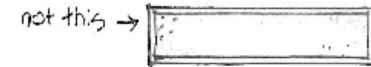


+

Maximum Width and Depth:



+



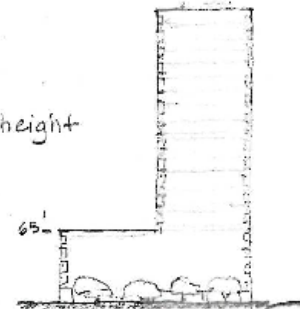
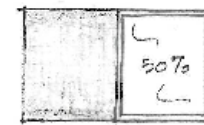
Floor Size Limits:

9,000 S.F.

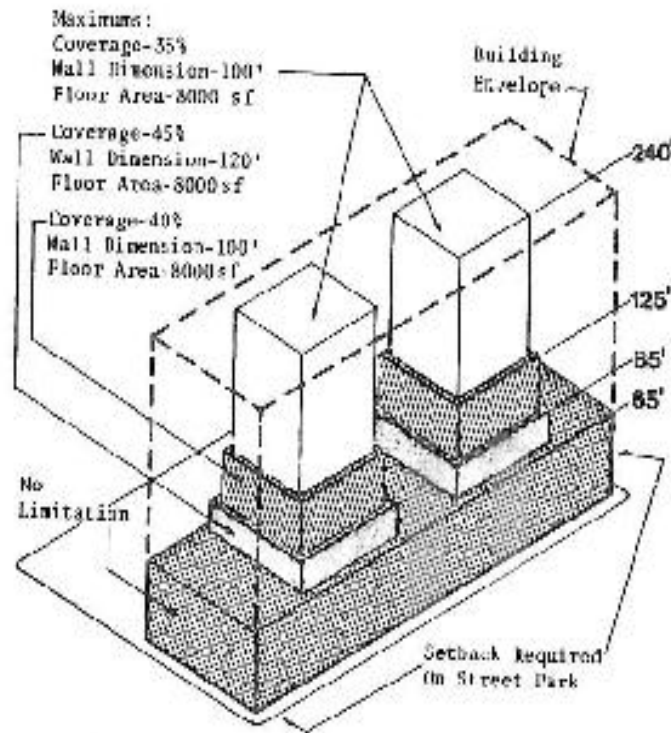
+

Upper level Coverage Limit:

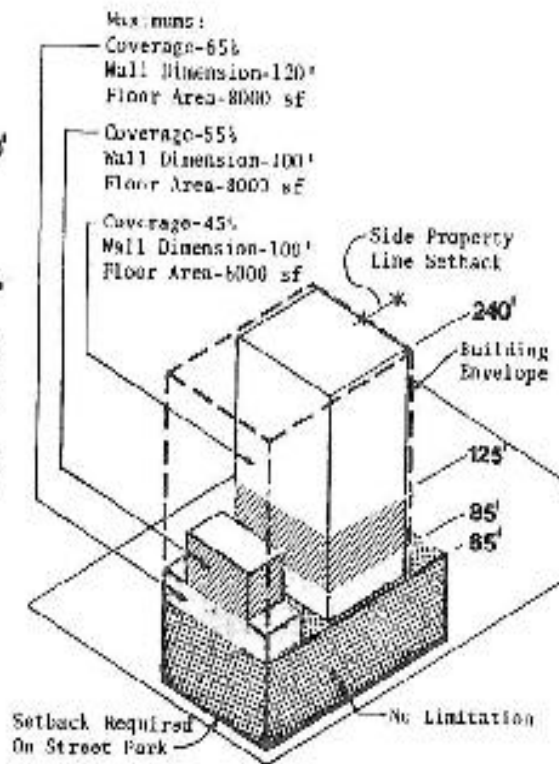
50% coverage
above 65 feet in height



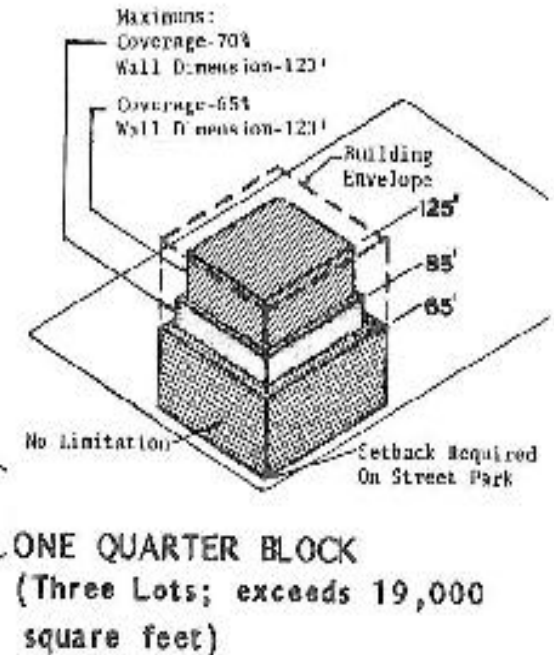
Existing standards in the Belltown DMR zone



TWO LOTS (Less than 19,000 square feet)

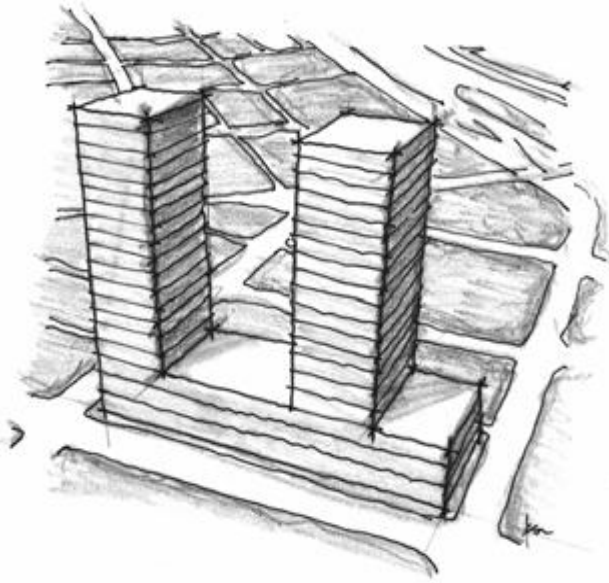


HALF BLOCK
 (Six Lots; exceeds 38,000 square feet)

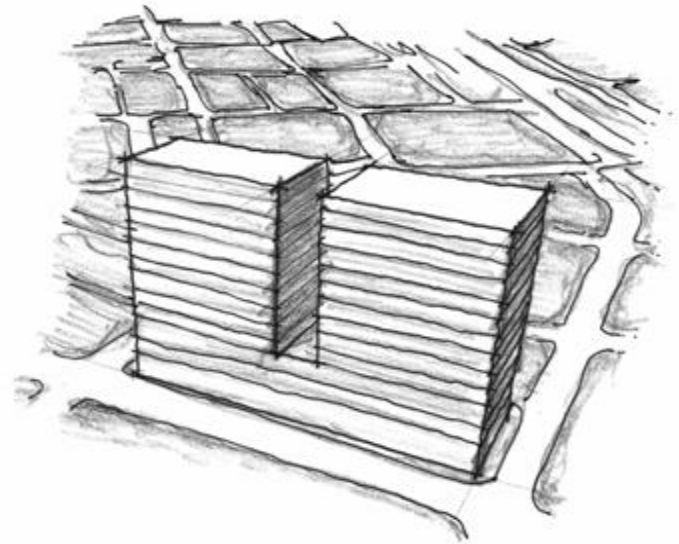


Bulk Alternatives – Two concepts for attaining equivalent amounts of development floor area.

desirable air: building space ratio
about 1:1



building space ratio about
0.2:1.0



Upper level bulk standards for residential towers: floor size limits and maximum tower width



Examining impacts of lower, bulkier structures versus taller structures with limits on tower bulk

Current Zoning



Current Zoning – Fall Equinox 12:00 PM



Current Zoning – Fall Equinox 3:00 AM

Proposed Zoning



Proposed Zoning – Fall Equinox 12:00 PM



Proposed Zoning – Fall Equinox 3:00 PM

Examples of development under previous and current provisions

Proposed development at 240'
without floor size and width limits

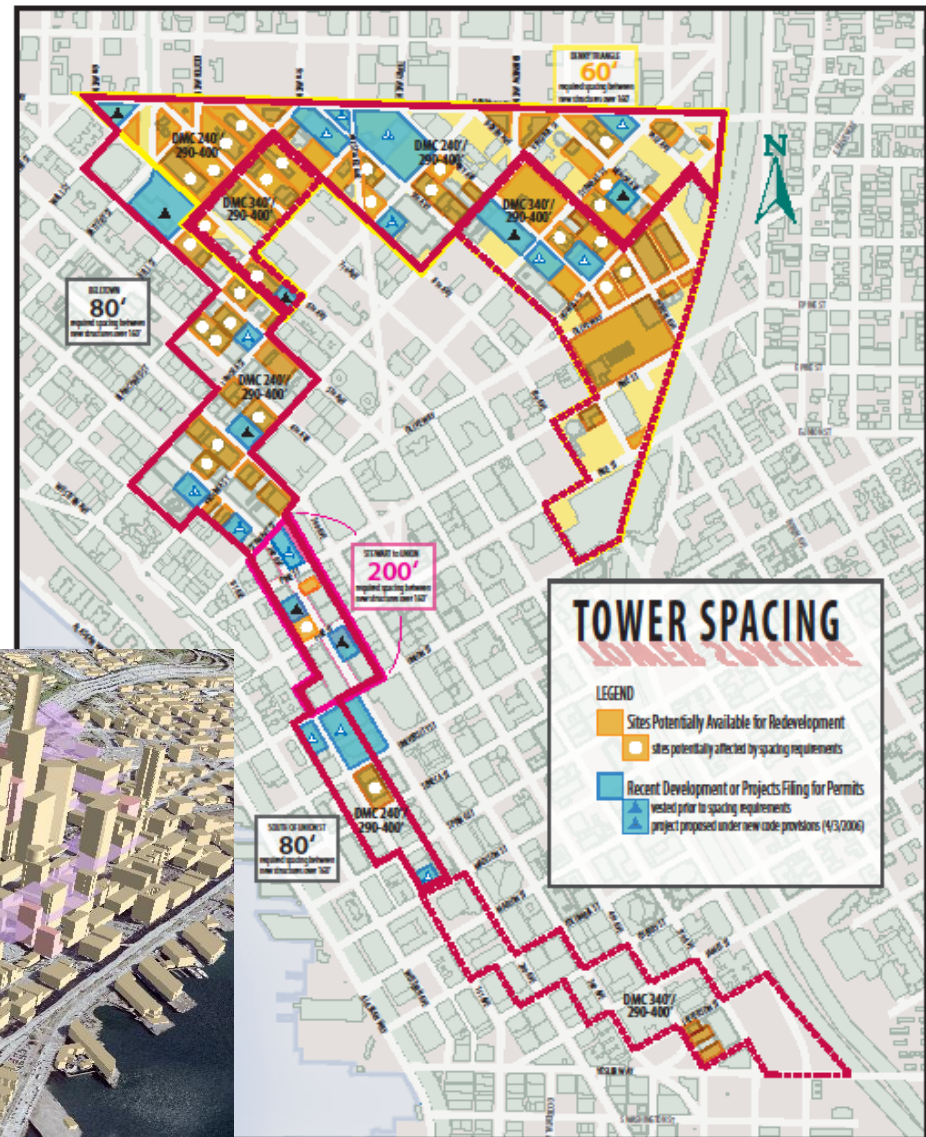
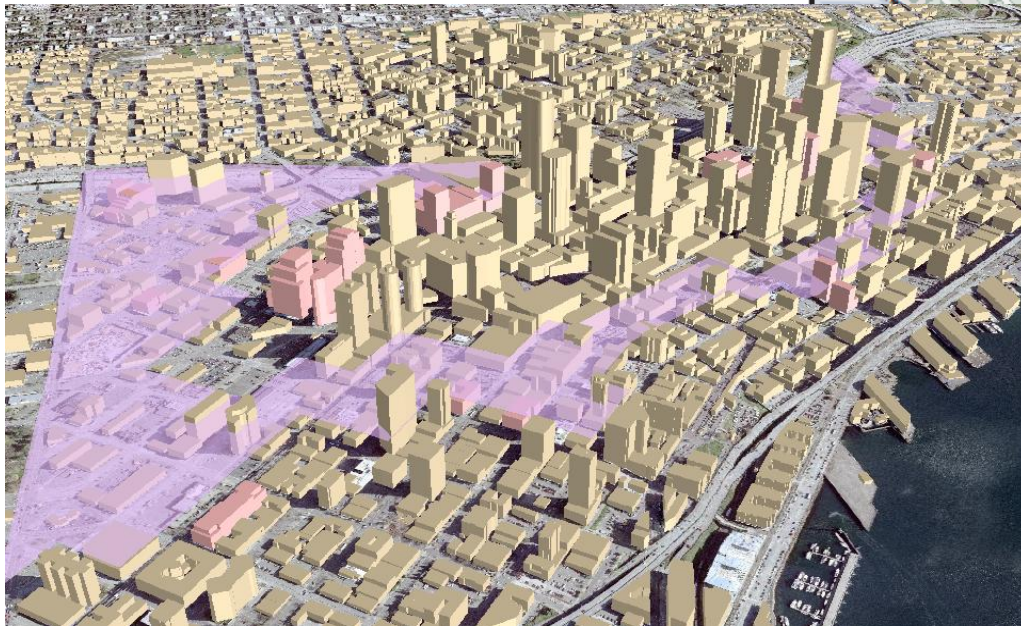


Recent development at 400' with
floor size and width limits

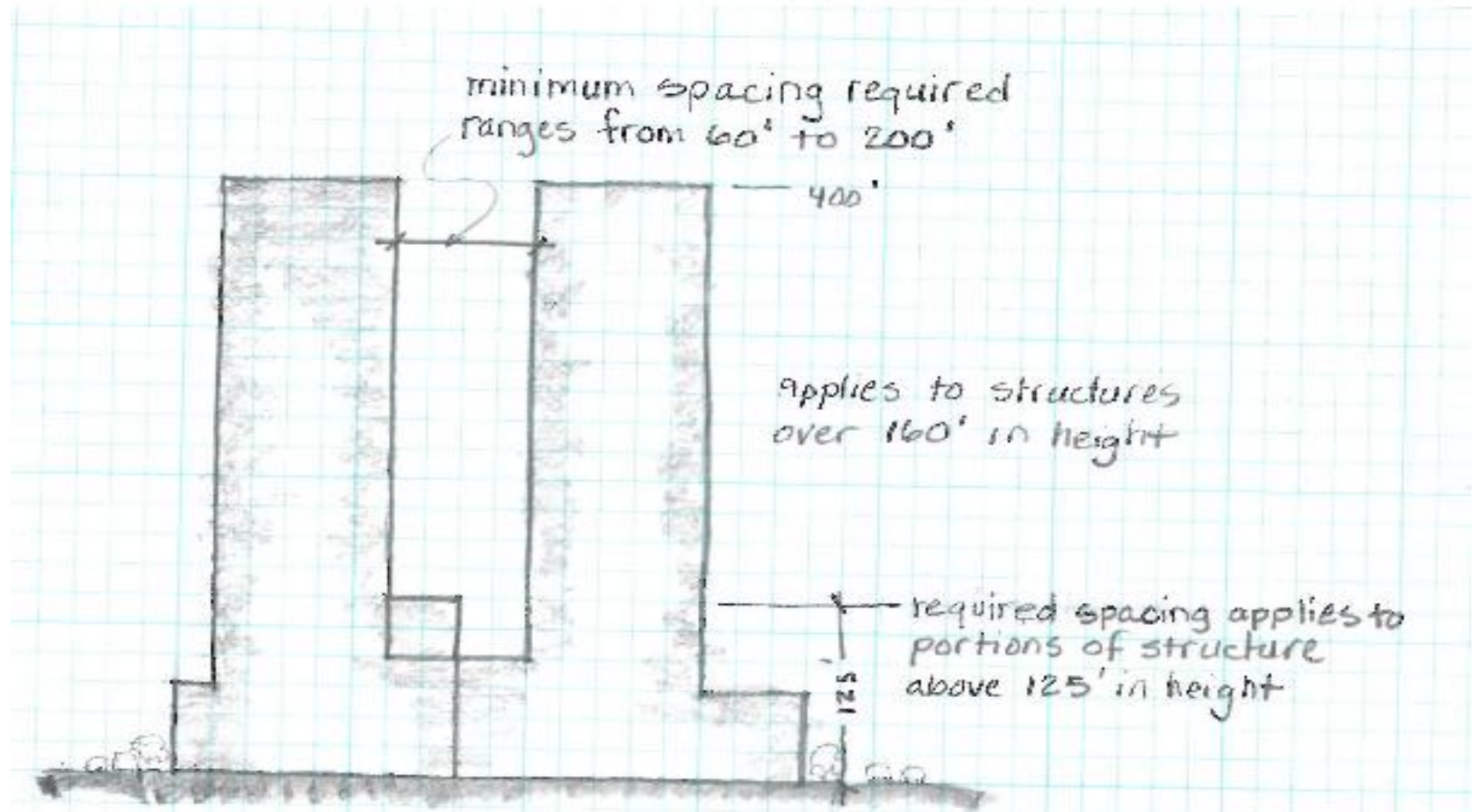


Tower spacing

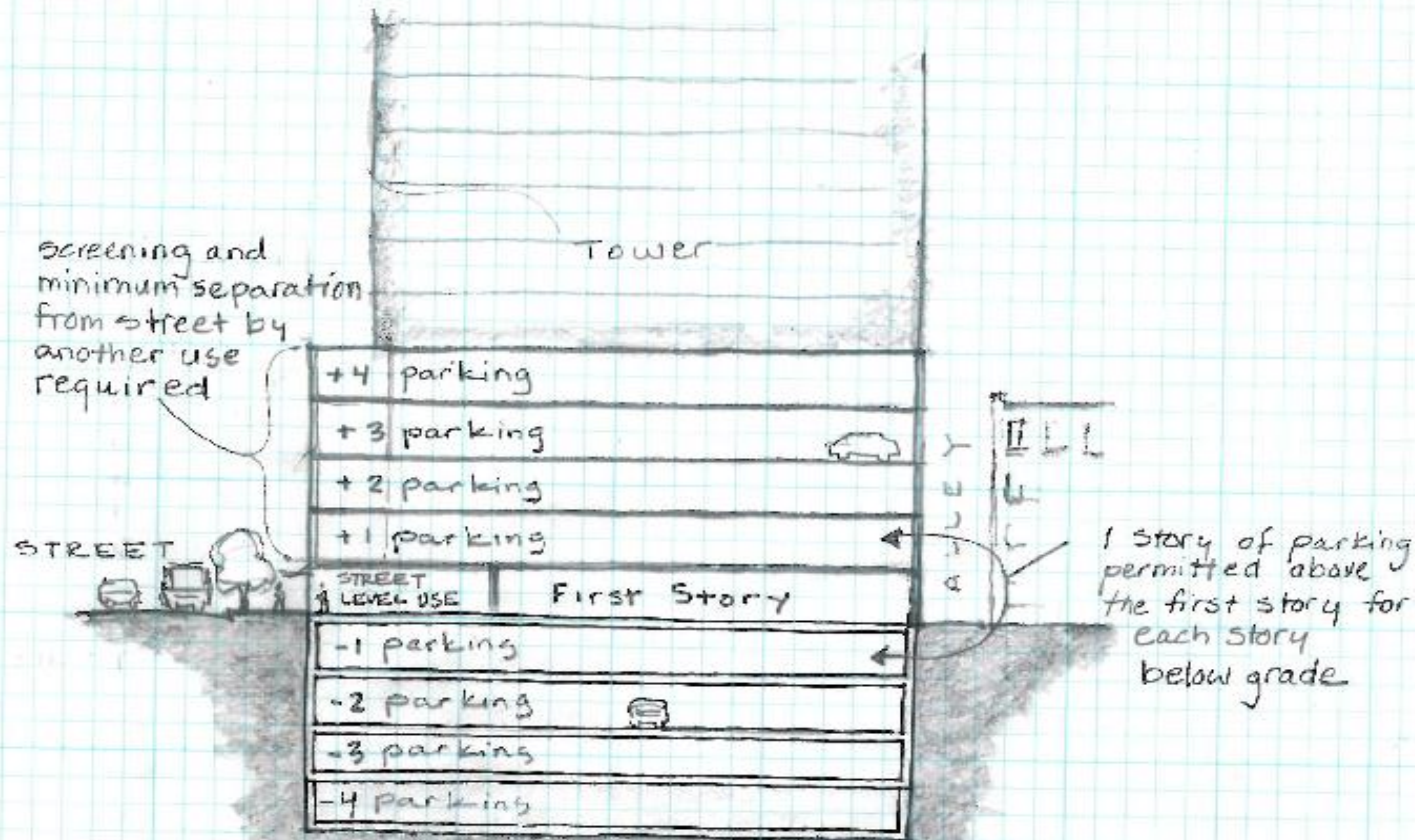
Downtown areas currently subject to tower spacing provisions



Current spacing requirements for development in DMC zones



Location and screening of parking



Screening above-grade parking

Integrating above-grade parking with design of structure

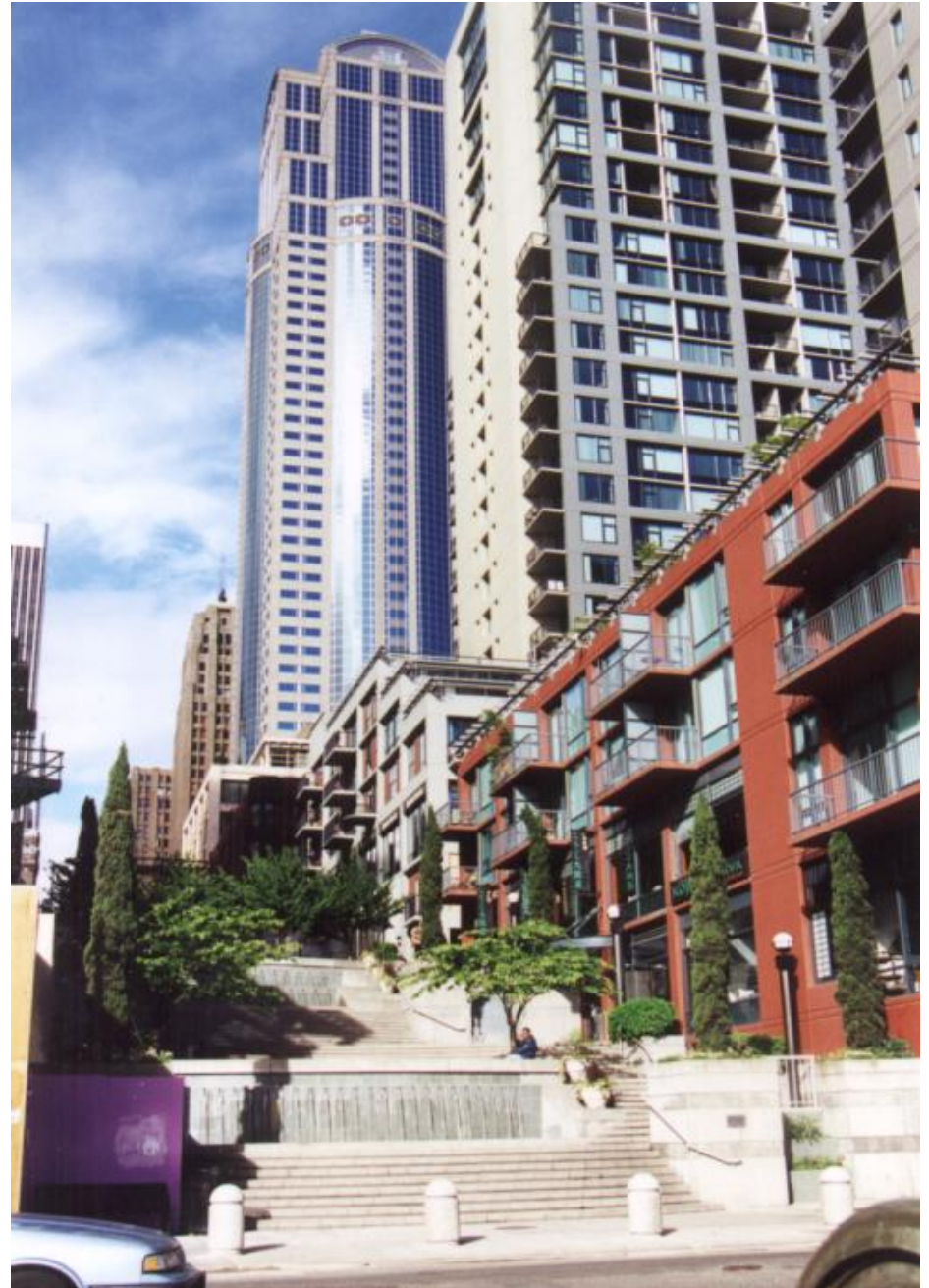


Separating above-grade parking from the street by another use at the corner



Upper Level Setbacks and View Corridor Setbacks

Upper level setbacks on view
corridors and green streets



Using setbacks to better integrate new buildings with existing development

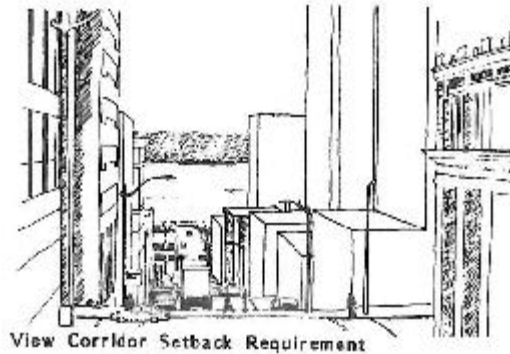
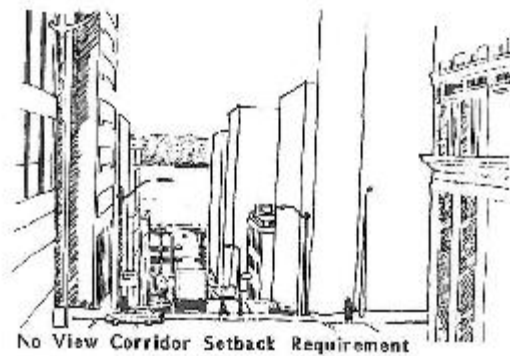
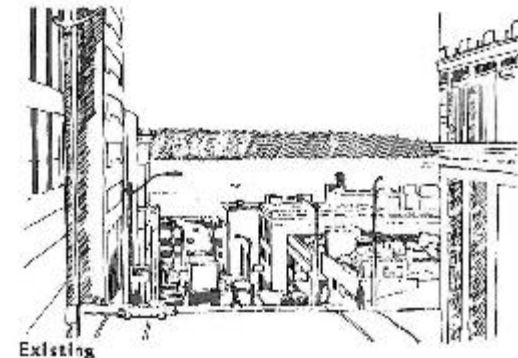
120' total height with a 15' setback at 100'



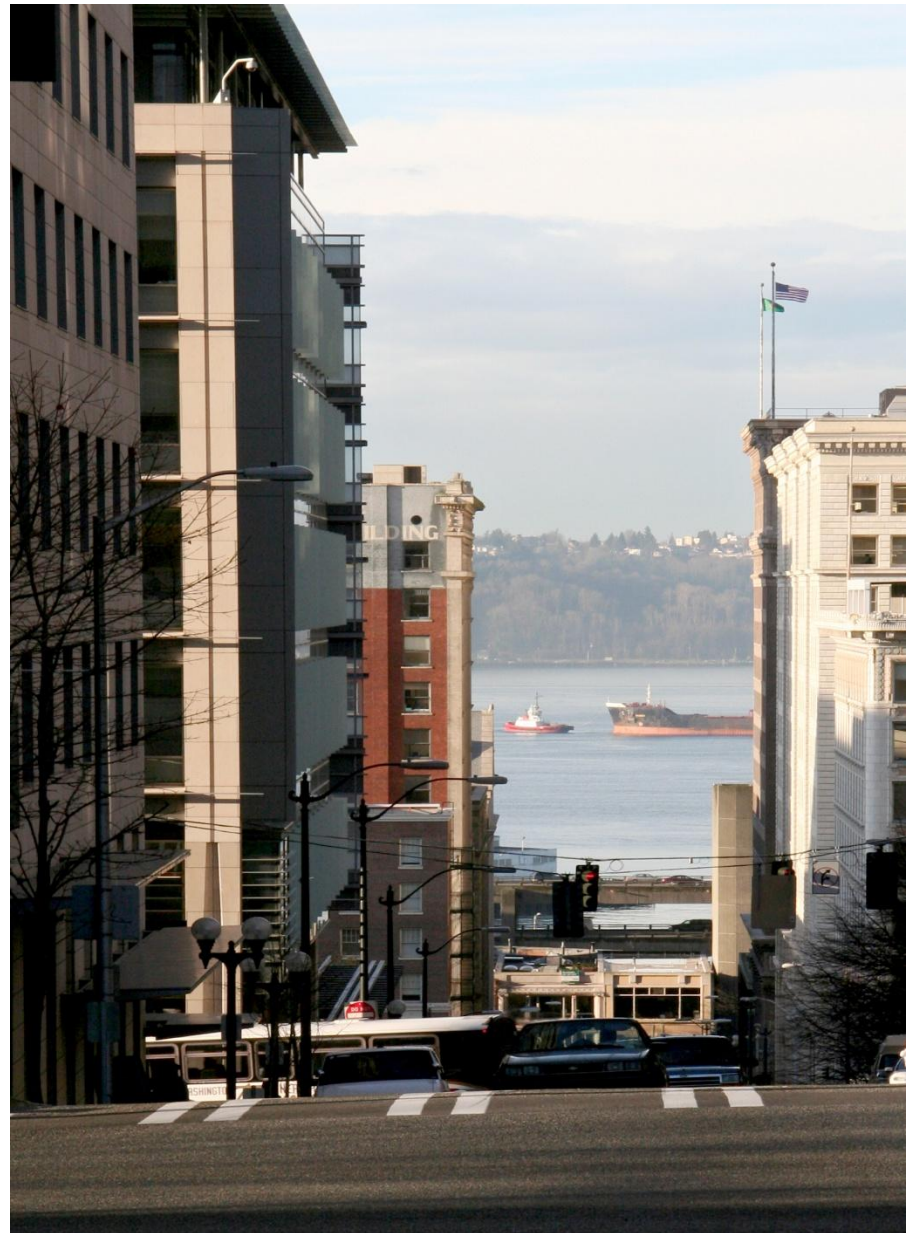
130' total height with a 15' setback at 100'



Upper-level setbacks on designated view corridors



SENECA STREET WEST FROM THIRD AVENUE



Development response over time to view corridor setback requirements along University Street



Additional setback considerations often addressed through design review

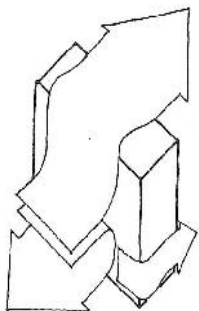
Integrating new development with existing structures



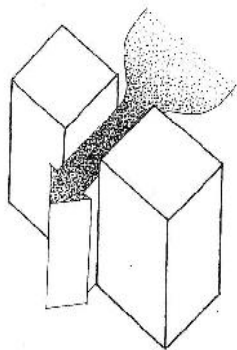
Improved massing of development to enhance street environment



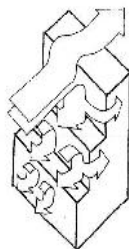
Benefits of Setbacks and Modulation in Mitigating Wind Impacts



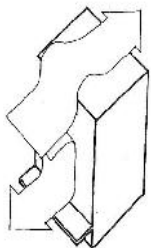
a. Wind pressures on building faces



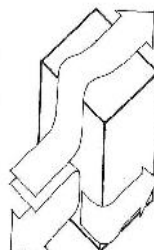
b. Wind flows between or through buildings



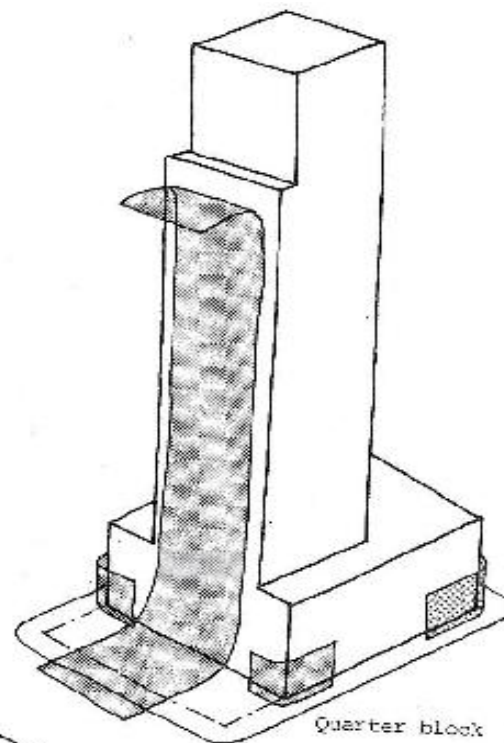
c. Dissipation of winds through the use of upper level setbacks



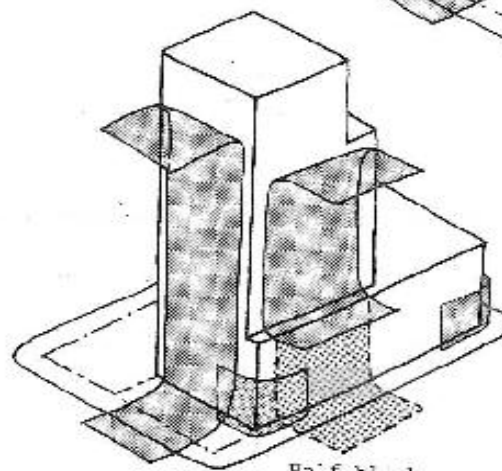
d. Dissipation of winds through the use of canopies and awnings



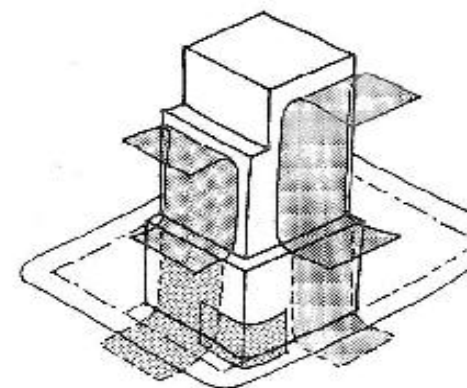
e. Entrance located away from windward corners



Quarter block



Half block

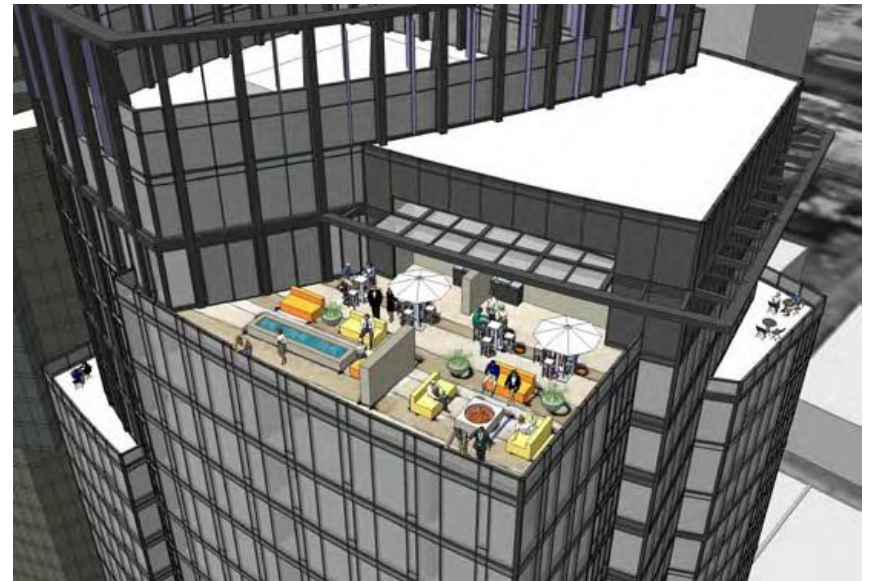


Full block

Amenity provisions for downtown projects

Open space required for office use

Common recreation area required for residential use



The End

